

LEGAL NOTICE - PUBLIC HEARING
CALVERT COUNTY BOARD OF COUNTY COMMISSIONERS
Regarding A Petition to Alter a Public Road Right-of-Way

The Calvert County Board of County Commissioners will hold a Public Hearing on **Tuesday, December 1, 2020 at 10:30 a.m.** in the Commissioners Hearing Room, 175 Main Street, Prince Frederick, MD, to consider and receive comments on a petition submitted by Mr. Tim Lewis to have a portion of 3rd Street of Summer City abandoned, reducing a part of the right-of-way of 3rd Street near Chesapeake Blvd. to 22' in width, and incorporating the abandoned area with his Lot 10 so the existing house would be within the lot boundaries.

The meeting location will be confirmed with the publication of the Agenda prior to the meeting and hearing. At the time of publication, physical attendance is disallowed by Executive Order of the Governor. Written comments will be made part of the record if received by close of business the day before the public hearing. This meeting will be streamed live on the County website. If you wish to listen via telephone, please call:

U.S. Toll Free: 888-475-4499 or 877-858-5257

Meeting ID: 899 4188 8251

Passcode (if asked): #

Request to Speak: *9

Interested persons are urged to view the proposal in its entirety by either contacting the Department of Public Works at 410-535-1600, x 8576, John.Knopp@calvertcountymd.gov or by viewing the pertinent documents on the County website.

The Board of County Commissioners does not discriminate on the basis of age, sex (including pregnancy) (except where age or sex are essential bona fide occupational requirements), sexual orientation, marital status, ancestry or national origin, religion, race, color, genetic information, actual or perceived disability, or gender-related identity or expression. Any reasonable accommodation for persons with disabilities or linguistic barriers should be requested by contacting the Board of County Commissioners office at (410) 535-1600 ext. 2202 or TTY: 1-800-735-2258.



**DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING
INTEROFFICE MEMORANDUM**

TO: Board of County Commissioners
VIA: Julian Mark Willis, County Administrator
FROM: John Knopp, Project Engineer
THRU: Kerry Dull, Director of Public Works
THRU: Danielle Conrow, PE, Deputy Director, Engineering and Highways
DATE: October 13, 2020
SUBJECT: Abandonment of a Portion of 3rd Street – Chesapeake Beach, MD

Background:

Lots 9 and 10, Block 23 of Summer City (Recorded at GWD 1 @ 149 in 1909) were developed in 1940 per SDAT. The dwelling was constructed in its current location, placing a portion of the structure within the right-of-way of 3rd Street.

Discussion:

Mr. Tim Lewis has petitioned the County to have a portion of 3rd Street of Summer City abandoned, reducing the right-of-way of 3rd Street to 22' in width, and incorporating the abandoned area with his lots so the existing house would be within the lot boundaries (see attachments). This matter has been duly advertised for a public hearing to accept the petition, hear any concerns, and consider any counter-petitions.

Fiscal Impact:

None

Conclusion/Recommendation:

The Department recommends that the Board of County Commissioners accept public comment, close the record and reach a decision upon the formal petition from Mr. Lewis, with a reversionary clause that should the existing house ever be rebuilt, the house shall be constructed within the original lot boundaries, and the abandoned portion 3rd Street be deeded back to the County by Mr. Lewis, his heirs, successors and assigns.

DUGAN, MCKISSICK & LONGMORE

L.L.C.

BRYAN T. DUGAN *
BILL D. MCKISSICK, JR. *
CHRISTOPHER T. LONGMORE * †

22738 MAPLE ROAD, SUITE 210
LEXINGTON PARK, MARYLAND 20653

PHONE: 301 862-3764
FAX: 301 862-3789
PAXLAWYERS.COM

SHANNON A. DENT *
REBEKKA J. HUTCHINS*
SAMUEL H. WIEST * † ‡
ANJELICA N. HARDEN-IVANOSKI * ‡
DAVID C. WEIGEL *

* ADMITTED IN MARYLAND
† ADMITTED IN DISTRICT OF COLUMBIA
‡ ADMITTED IN VIRGINIA

September 28, 2020

VIA EMAIL

John Knopp
Project Engineer
Calvert County Department of Public Works
Engineering Division
John.Knopp@calvertcountymd.gov

Re: Request for Abandonment of 294 Square Feet +/- P/O Third Street to be Conveyed to the Owner of Lots 9 and 10, Block 23, Summer City, Located in Chesapeake Beach, Third District, Calvert County, Maryland

Dear Mr. Knopp:

On behalf of my client, T. Lewis Construction Consulting, Inc. ("T. Lewis"), the record owner of the property known Lots 9 and 10, Block 23, Summer City in Chesapeake Beach Third District, Calvert County, Maryland, the same being located at 4119 Chesapeake Avenue, Chesapeake Beach, MD 20732, I respectfully request the abandonment of the 294 square foot +/- p/o of Third Street as reflected on the exhibit and metes and bounds description provided herewith and the conveyance of the same to T. Lewis. This request is occasioned by the previous grant of a construction permit to T. Lewis for the renovation of the home located on 4119 Chesapeake Avenue which permitted an encroachment upon the Third Street Right-of-Way. The abandonment and conveyance requested herein will remedy said encroachment.

I would ask that this matter be placed Board of County Commissioners' agenda as soon as possible. Should additional information and/or documentation be required in consideration of this request, we will happy to provide the same.

Please do not hesitate to contact me should you wish to discuss.

Very Truly Yours,

/s/ David C. Weigel

David C. Weigel

September 28, 2020

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cc: Todd Lewis (*via email*)
Jeffrey Tewell (*via email*)
Mary Beth Cook (*via email*)
Danielle L. Conrow (*via email*)
Pamela R. Lucas (*via email*)
Juilan M. Willis(*via email*)

COLLINSON, OLIFF & ASSOCIATES, INC.

SURVEYORS • ENGINEERS • LAND PLANNERS

P.O. Box 2209 • Prince Frederick, Maryland 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

**DESCRIPTION OF 294 SQUARE FEET, MORE OR LESS
PART OF THIRD STREET
THE PROPERTY OF THE BOARD OF COUNTY
COMMISSIONERS OF CALVERT COUNTY, MARYLAND
LOCATED IN CHESAPEAKE BEACH
THIRD DISTRICT, CALVERT COUNTY, MARYLAND**

BEGINNING for the same at a point in the easterly outline of Lot 10 in Block 23 of Summer City as shown on the plat thereof recorded among the Land Records of Calvert County, Maryland in Liber G.W.D. 9 at Folio 149, said point being situated South $01^{\circ} 48' 00''$ West – 35.24' from the northeast corner of the aforementioned Lot 10 and said point also being in the westerly right-of-way line of Third Street (30' right-of-way) as shown on said plat of Summer City.

THENCE leaving the point of beginning, so fixed, and the easterly outline of the above mentioned Lot 10 and running for lines of division through said Third Street (30' right-of-way) the following three (3) courses and distances, i.e.;

- 1) South $42^{\circ} 30' 41''$ East – 11.45';
- 2) South $01^{\circ} 48' 00''$ West – 30.60', and;
- 3) South $64^{\circ} 18' 49''$ West – 9.02' to intersect the easterly outline of the above mentioned Lot 10 in Block 23 of Summer City (plat in G.W.D. 9/149);

THENCE running with a portion of the easterly outline of said Lot 10, i.e.;

- 4) North $01^{\circ} 48' 00''$ East – 42.96' to the point and place of beginning.

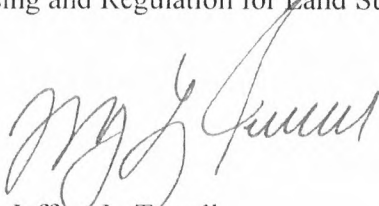
CONTAINING 294 square feet, more or less, as surveyed, described and shown on a plat entitled, "EXHIBIT SHOWING, 294 SQ. FT.±, PART OF THIRD STREET TO BE CONVEYED TO THE

OWNER OF LOTS 9 AND 10, BLOCK 23, SUMMER CITY", by Collinson, Oliff and Associates, Inc.,
Registered Professional Engineers and Land Surveyors in September 2020.

BEING subject to a title search.

BEING a part of Third Street shown on the plat of Summer City recorded among the Land
Records of Calvert County, Maryland in Liber G.W.D. 9 at Folio 149 and a part of the conveyance from
Randle Cliffs Community Association, Inc. to the Board of County Commissioners of Calvert County,
Maryland by deed dated September 9, 1975 and recorded among the Land Records of Calvert County,
Maryland in Liber J.L.B. 185 at Folio 621.

THE bearings in the above described being referenced to the plat of Summer City recorded among
the Land Records of Calvert County, Maryland in Liber G.W.D. 9 at Folio 149. I hereby certify that this
description was prepared under my responsible charge and is in compliance with requirements set forth in
Chapter 06, "Minimum Standards of Practice," COMAR, Title 09, Subtitle 13, Maryland Department of
Licensing and Regulation for Land Surveyors, as currently in effect.

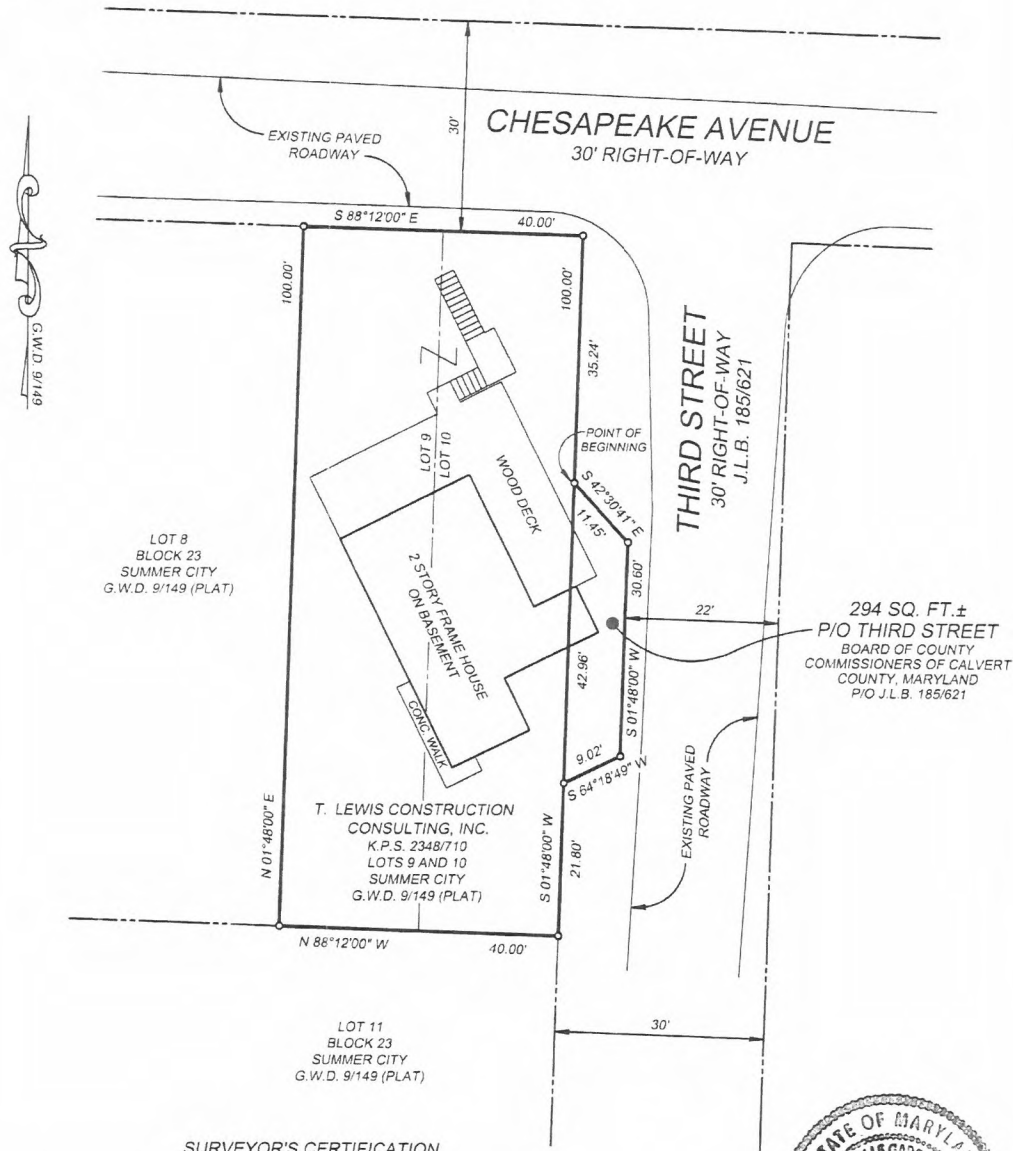


Jeffrey L. Tewell
Maryland Professional Land Surveyor No. 21270
License Expiration: June 19, 2021



NOTES

- 1) THE PURPOSE OF THIS EXHIBIT IS TO DEPICT A 294 SQUARE FOOT PORTION OF THE THIRD STREET RIGHT-OF-WAY TO BE CONVEYED TO THE OWNER OF LOTS 9 AND 10 IN BLOCK 23 OF SUMMER CITY.
- 2) THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
- 3) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE PLAT OF SUMMER CITY RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER G.W.D. 9 AT FOLIO 149.
- 4) AN EASEMENT SHALL BE GRANTED TO THE COUNTY OVER THE 294 SQUARE FOOT PARCEL FOR CONTINUED MAINTENANCE OF THIRD STREET.
- 5) IN THE EVENT THAT THE HOUSE ON LOTS 9 AND 10 IS EVER DEMOLISHED, A NEW DWELLING MUST BE CONSTRUCTED ENTIRELY ON THE LOTS AND THE 294 SQUARE FOOT PARCEL SHALL BE CONVEYED BACK TO THE COUNTY.
- 6) THIS PLAT IS A "SPECIAL PURPOSE SURVEY" PER SECTION 09.13.06.10 OF COMAR REGULATIONS.



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT, AND THE SURVEY ON WHICH IT IS BASED, WERE CONDUCTED UNDER MY RESPONSIBLE CHARGE AND ARE IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN CHAPTER 06, "MINIMUM STANDARDS OF PRACTICE," COMAR, TITLE 09, SUBTITLE 13, MARYLAND DEPARTMENT OF LICENSING AND REGULATION FOR PROFESSIONAL LAND SURVEYORS, AS CURRENTLY IN EFFECT.

9-27-2020
DATE

REGISTERED SURVEYOR: JEFFREY L. TEWELL, L.S. #21270
LICENSE EXPIRATION: JUNE 19, 2021



EXHIBIT SHOWING 294 SQ. FT.±	<div>COLLINSON, OLIFF & ASSOCIATES, INC.</div> <div>Surveying • Engineering Land Planning • Environmental</div> <div>110 MAIN STREET PRINCE FREDERICK, MARYLAND 20678 301-855-1599 • 410-535-3101 • FAX 410-535-3103</div>	DRAWN BY <u>SH</u>
PART OF THIRD STREET TO BE CONVEYED TO THE		SCALE <u>1" = 20'</u>
OWNER OF LOTS 9 AND 10, BLOCK 23, SUMMER CITY		DATE <u>SEPTEMBER 2020</u>
LOCATED IN CHESAPEAKE BEACH		JOB NO. <u>1-11917</u>
THIRD DISTRICT, CALVERT COUNTY, MARYLAND		FOLDER <u>SUMMER CITY</u>

Real Property Data Search (w2)

Search Result for CALVERT COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 03 Account Number - 037614			
Owner Information					
Owner Name:		T LEWIS CONSTRUCTION CONSULTING INC		Use:	RESIDENTIAL
Mailing Address:		94 NEWPORT DR BERLIN MD 21811-0000		Principal Residence:	NO
				Deed Reference:	/02348/ 00710
Location & Structure Information					
Premises Address:		4119 CHESAPEAKE AVE CHESAPEAKE BEACH 20732-0000		Legal Description:	LTS 9 & 10 BLK 23 SUMMER CITY
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
012B	0000	0000	3050001.05	0346	
					Block:
					23
					Lot:
					9
					Assessment Year:
					2020
					Plat No:
					Plat Ref:
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1940		0 SF			
				Property Land Area	
				4,000 SF	
				County Use	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1 1/2	YES	STANDARD UNIT	SIDING/	4	2 full
Garage					
Last Notice of Major Improvements					
2013					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2020	07/01/2020	07/01/2021
Land:		75,000	75,000		
Improvements		1,000	1,000		
Total:		76,000	76,000	76,000	76,000
Preferential Land:		0			0
Transfer Information					
Seller: DEMENT, FLORENCE R		Date: 12/01/2004		Price: \$40,000	
Type: NON-ARMS LENGTH OTHER		Deed1: KPS /02348/ 00710		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2020	07/01/2021
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	0.00 0.00
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.

204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226
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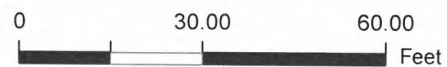
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2019 Aerial



The data represented here are maintained to the best ability of the Calvert County Government. Users assume any and all risks associated with decisions based on this data.

This is not an official map of the Calvert County Government



MAP PROJECTION:
NAD_1983_StatePlane_Maryland_FIPS_1900_Feet

1: 360

1 in = 30.00 ft



Notes

Aerial Topography



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0 30.00 60.00
Feet

MAP PROJECTION:
NAD_1983_StatePlane_Maryland_FIPS_1900_Feet

1: 360
1 in = 30.00 ft

Notes

SUMMER CITY

OWNED BY
SOUTH CHESAPEAKE BEACH LAND CO. INC.

